



11 Priory Park, Belfast, BT10 0AE

Offers Over £399,950

- Extended period semi detached villa in highly regarded residential area
- Modern kitchen with casual dining area
- Utility room
- Gas fired central heating
- Generous car parking
- Flexible accommodation with 4 bedrooms/ 3 reception rooms or 3 bedrooms/ 4 reception rooms
- Ground floor shower room
- Bathroom with modern white suite
- Double glazing
- Mature site with an excellent garden

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This attractive period semi-detached home has been tastefully extended by its current owners to provide suitable family accommodation, offering spacious and versatile living throughout. Enjoying a generous, mature site with excellent orientation, the property benefits from abundant natural light and a private outdoor setting, complemented by convenient car parking. Ideally positioned close to public transport, schools, shops, a golf club, and the M2, it provides easy access for those commuting to Belfast and beyond. Blending charm, comfort and an excellent location, this home presents an appealing opportunity for families seeking both character and convenience. There is a possibility to develop the roofspace for flexible accommodation (subject to all necessary consents).



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Cornicing, stained glass door and side panel, laminate wood flooring, feature staircase

LOUNGE

16'1" x 12'1"

Feature granite fireplace, attractive surround, matching granite hearth, polished wood flooring, glazed double doors to:

KITCHEN/ CASUAL DINING AREA

16'8" x 11'9"

Built in high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, vegetable sink, built in double oven, inlaid gas hob, stainless steel extractor fan, ceramic tiled flooring, sky light/ Velux window, downlighters, pelmet light, casual dining area

FAMILY ROOM

15'4" x 9'11"

Polished wood flooring, patio doors to garden, downlighters

UTILITY ROOM

9'10" x 7'0"

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, plumbed for washing machine, tumble dryer, gas boiler, extractor fan, built in units

SUNROOM/ LIBRARY/STUDY

15'9" x 8'6"

Velux window, patio doors, ceramic tiled flooring, downlighters

SHOWER ROOM

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, shower unit with controlled shower, fully tiled walls, Velux window, downlighters, extractor fan

FIRST FLOOR

LANDING

Feature staircase

BEDROOM (1)

12'7" x 10'8"

Range of built in robes

BEDROOM (2)

12'1" x 10'5"

BEDROOM (3)

8'11" x 7'4"

BATHROOM

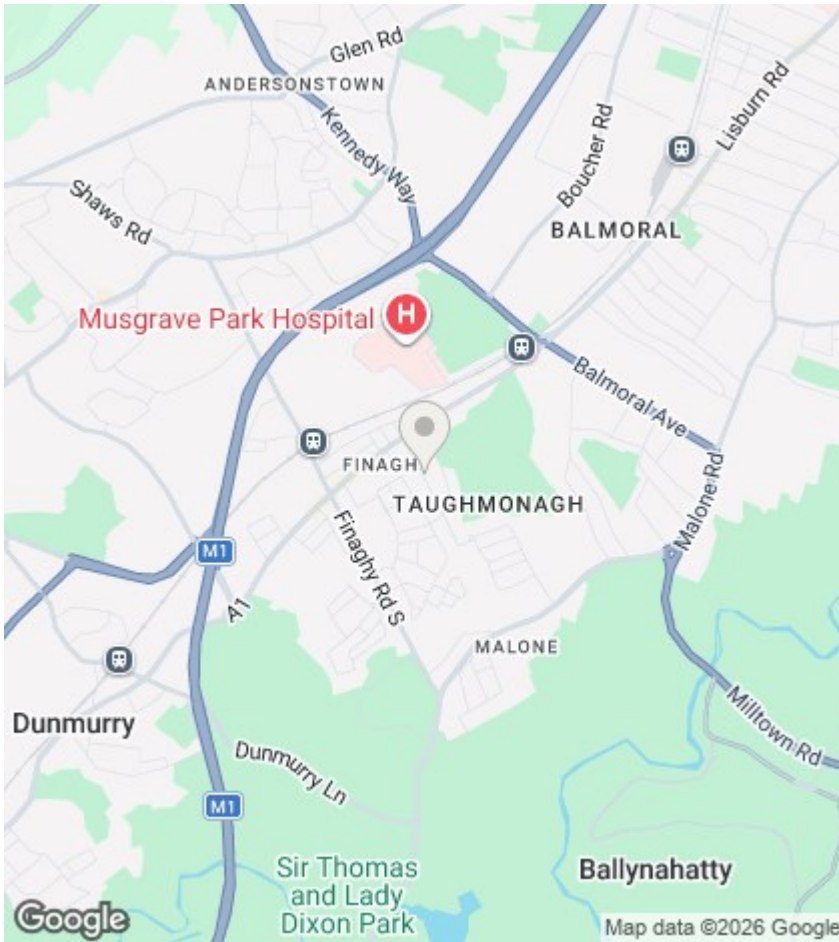
Modern white suite, panelled bath, electric shower and glazed shower screen, low flush W/C, pedestal wash hand basin, fully tiled walls, ceramic tiled flooring

OUTSIDE

Front: in generous car parking space, electrically controlled remote gate

Rear: generous in neat lawn, plants, trees and shrubs, shed, paved patio area, light and tap

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

